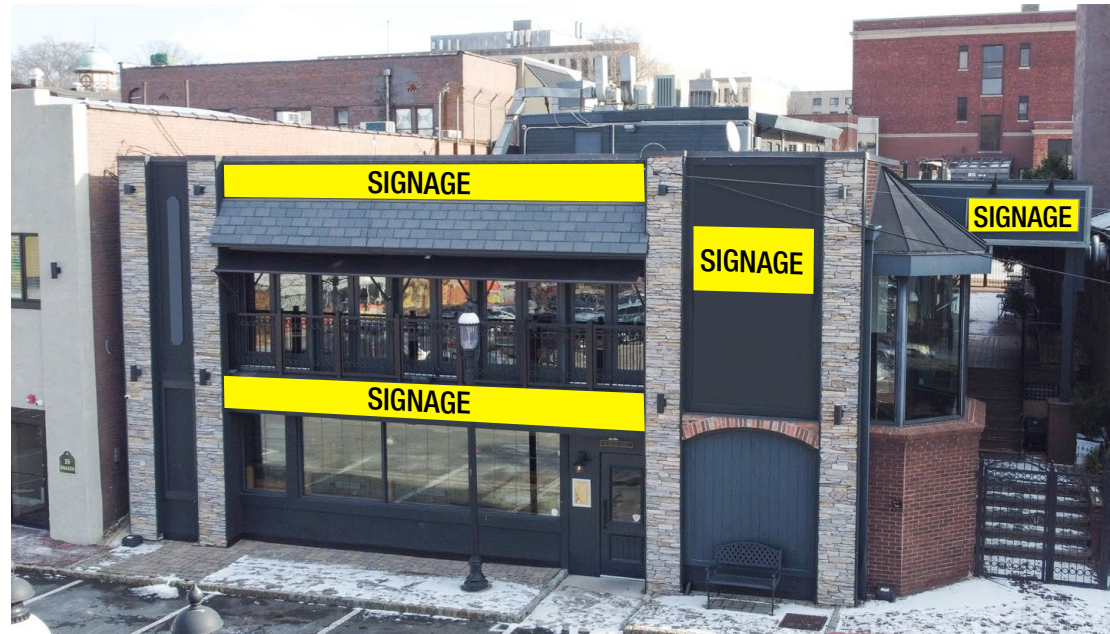


**19 VALLEY STREET**

**SOUTH ORANGE, NJ**



**For Sale or Lease - Contact**

Neil Ruppert  
Ph. 732-743-9938  
neil@piersonre.com

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# DETAILS

## Building Size: +/- 9,583 SF

- +/- 3,852 SF (Lower Level: Dining, Kitchen & Storage)
- +/- 4,576 SF (2nd Floor: Main Dining & Kitchen)
- +/- 1,155 SF (3rd Floor: Private Dining & Office)

## Market Activators



Approximately 10,000 Students and  
1,000 Faculty Members



Approximately 597 Beds and  
more than 1,700 Physicians and Staff

## Site Description

- Very well-maintained “turnkey” restaurant, which features outdoor seating, two kitchens, three bars and multiple access points
- Ownership has a liquor license that can be included into a deal
- Great signage opportunity with unobstructed visibility on both sides of the building
- Tremendous growth in the market with hundreds of residential units recently completed and additional development planned for the future
- Ideally located across from the South Orange Train Station (+/- 4,250 riders per weekday) and adjacent to municipal parking
- Downtown South Orange is easily accessible due to its close proximity to Garden State Parkway, I-78 and I-280
- Very strong surrounding demographics (approximately 284,766 residents and 234,155 employees within a 3-mile radius)

## Demographics

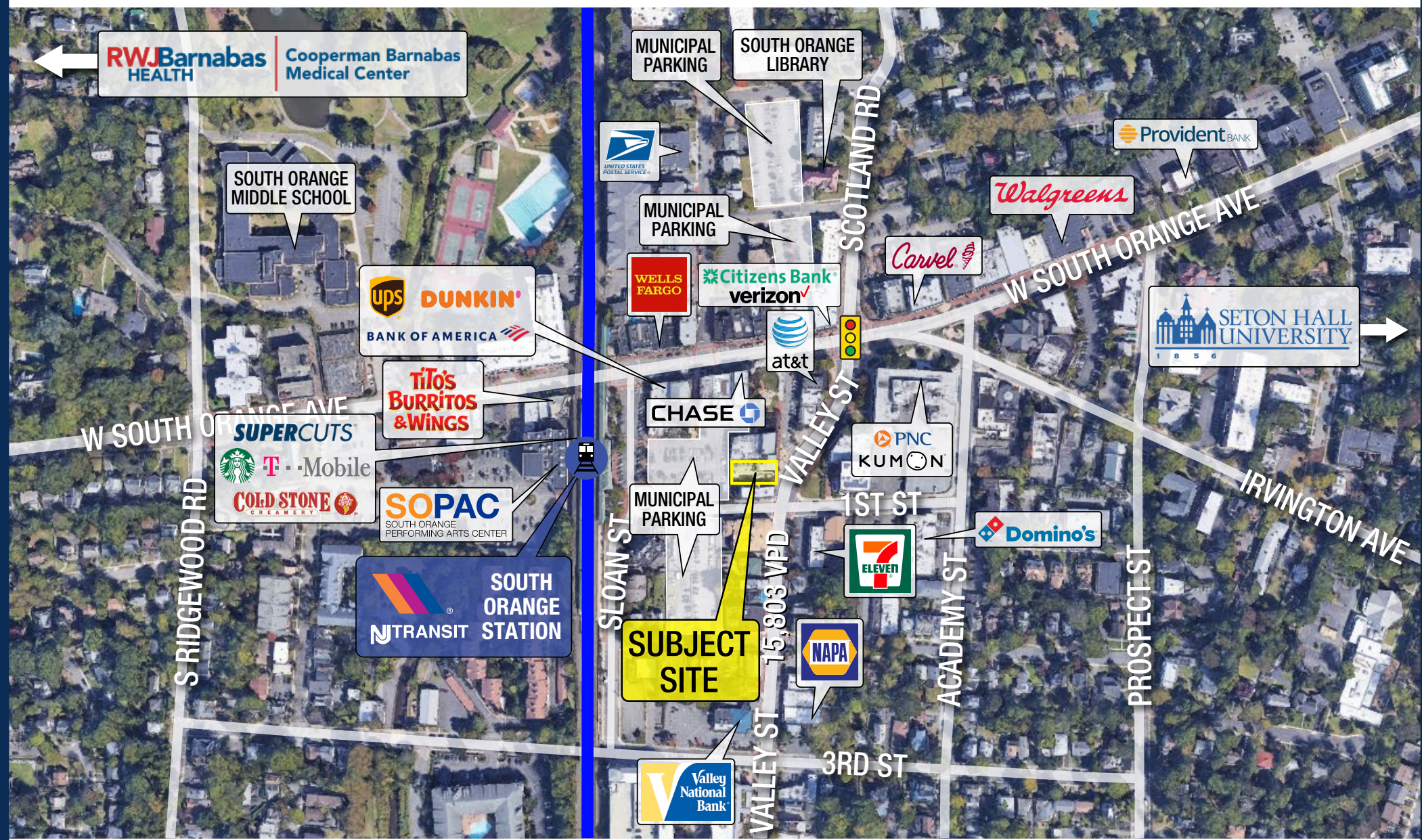
| Radius | Population | Total Daytime Population | Median Age | Average HH Income |
|--------|------------|--------------------------|------------|-------------------|
| 1 Mile | 29,137     | 23,768                   | 36.1       | \$193,729         |
| 3 Mile | 284,766    | 234,155                  | 37.4       | \$118,423         |
| 5 Mile | 684,167    | 653,166                  | 37.4       | \$118,303         |

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# MARKET AERIAL



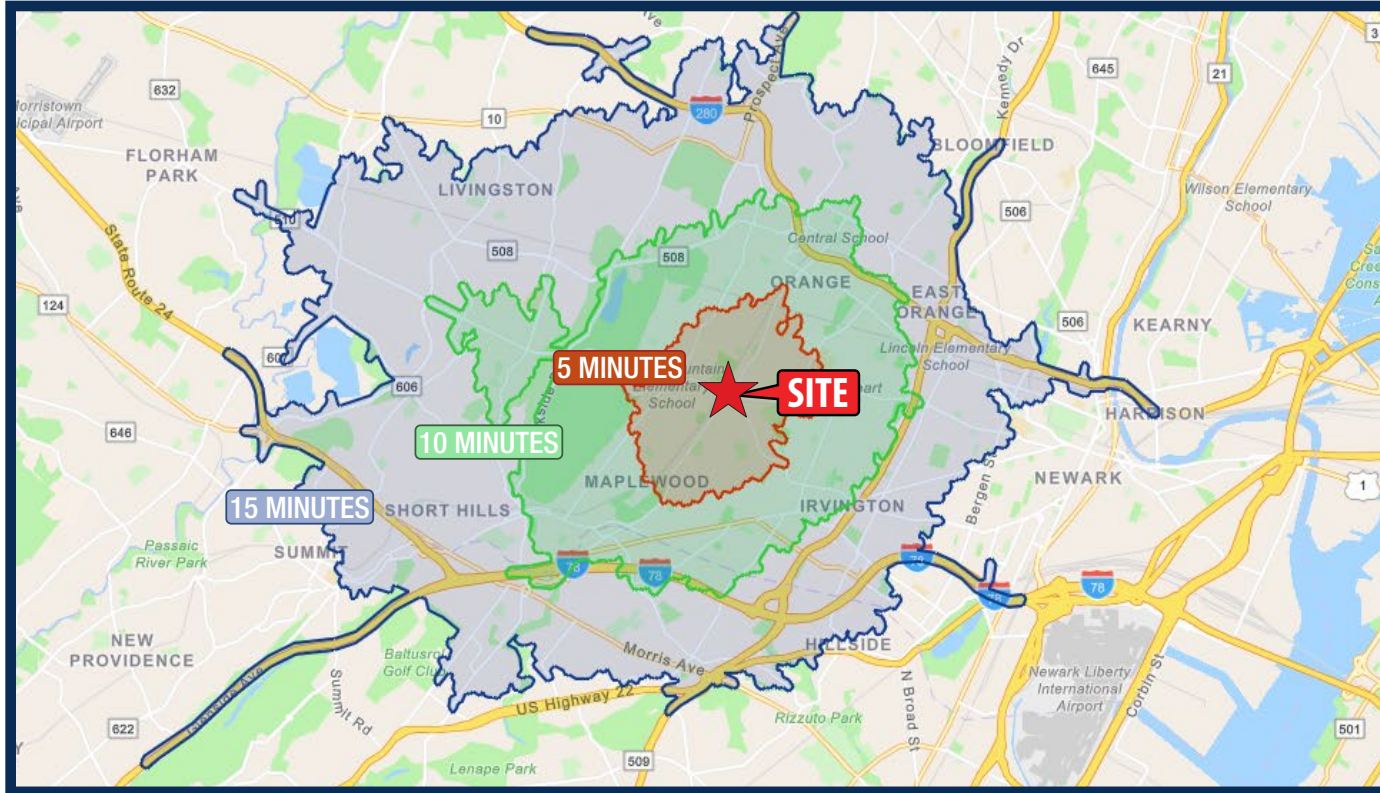
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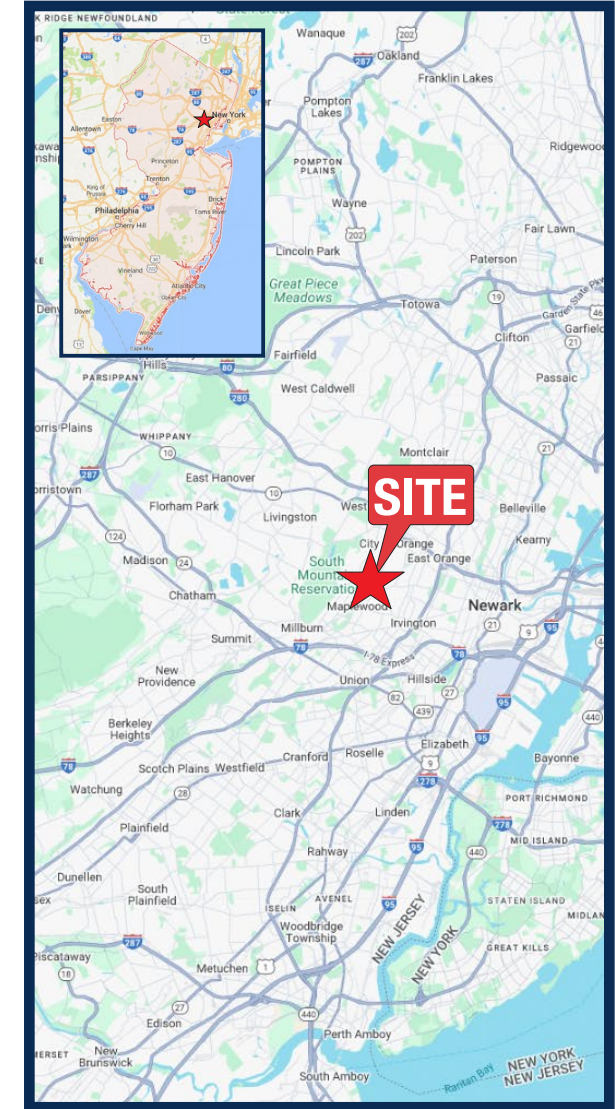


# DRIVE TIME / MARKET LOCATION

## Driving Distance Heat Map



## Market Location

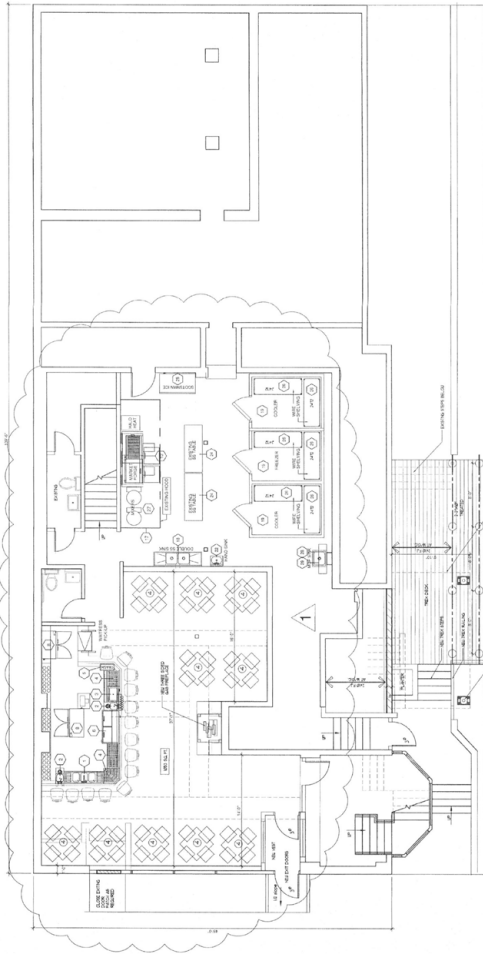


## Driving Distance Demographics

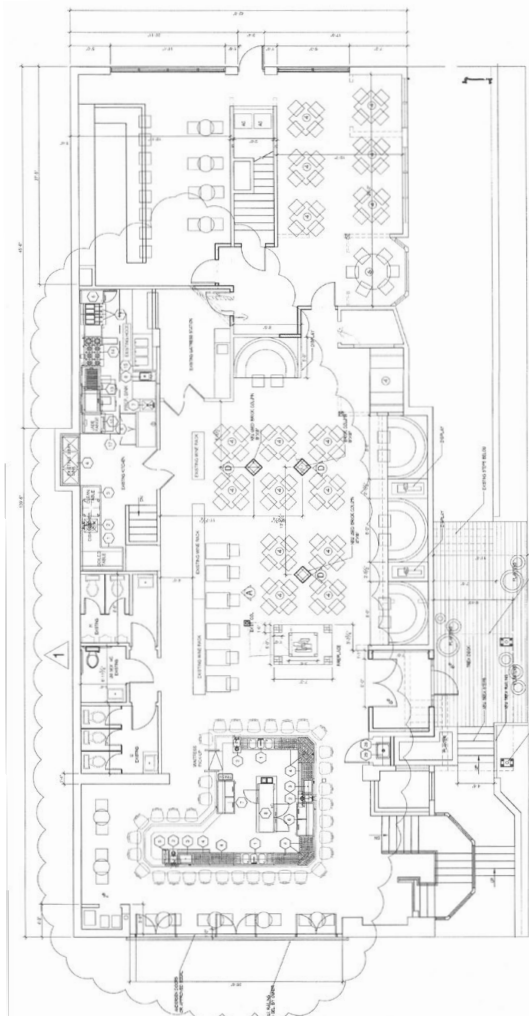
| Radius     | Population | Total Daytime Population | Average HH Income | Median Age |
|------------|------------|--------------------------|-------------------|------------|
| 5 Minutes  | 38,269     | 29,913                   | \$197,723         | 37.0       |
| 10 Minutes | 182,693    | 153,976                  | \$136,769         | 37.9       |
| 15 Minutes | 433,180    | 369,267                  | \$130,262         | 38.0       |

# BUILDING CONFIGURATION

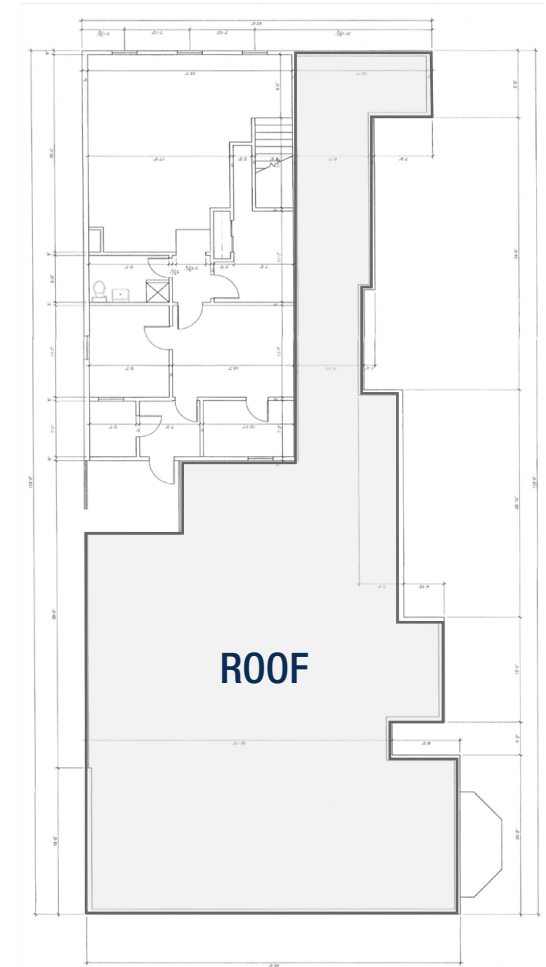
## Floor Plans



**LOWER LEVEL**  
+/- 3,852 SF



**1ST FLOOR**  
+/- 4,576 SF



**2ND FLOOR**  
+/- 1,155 SF



# 19 VALLEY STREET

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